

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	112 Interstate St.	Date:	May 6, 2016
Perm. Parcel No:	814-15-018	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Nicole Rudolph-Blowe and Jason Blowe	Maximum Occupancy:	5 persons
		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):

1. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage, backyard and behind shed.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
3. Fences must be plumb, structurally sound and free of deterioration. Repair fence accordingly.
4. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (**no caulking**), and the mortar color must match the existing mortar. **Gray mortar MAY NOT be acceptable**. Install plug in unused chimney.

EXTERIOR ITEMS:

1. Clean, repair or replace any missing and damaged gutters and downspouts on (house) (garage) as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
4. All exterior light fixtures must be properly maintained and operate normally.
5. Remove the tree stumps in the rear yard behind and along garage
6. Trim all trees, bushes and/or shrubbery on the property, especially off garage and house.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
112 E. Interstate St.
Nicole Rudolph-Blowe and Jason Blowe
May 6, 2016

EXTERIOR ITEMS (continued):

7. Remove weeds from flower beds.
8. Scrape and paint back deck, shed and front porch.

GENERAL GARAGE ITEMS:

1. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.

GENERAL ELECTRICAL ITEMS:

1. Install a new 220 electric line for dryer, from electric panel to behind dryer.
2. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.
3. Install Greenfield on Romex for garbage disposal electrical under sink.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink.
3. Secure laundry tub to floor
4. Secure plumbing to wall for laundry tub.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.
2. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

BATH ITEMS:

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom.
2. Properly install the lavatory drain assembly.
3. Caulk or Grout the base of toilet leaving ½" in rear without caulk. (Install toilet bowl bolt caps)
4. Caulk backsplash of sink.
5. Repair or replace damaged sink.

INTERIOR ITEMS:

1. Patch all minor/major cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair and/or secure or replace the handrail to the second floor stairs.
3. Steam clean carpeting or remove.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER.**